



## PRESCOT STREET

**10,050 SQ FT / 934 SQM  
GRADE A FULLY FITTED OFFICES  
WITH FANTASTIC VIEWS  
OVERLOOKING LONDON**



**KINGSFIELD HOUSE  
66 PRESCOT STREET, LONDON E1 8HG**



## LOCATION

66 Prescot Street is a prominent property on the corner of Leaman Street and Prescot Street. Aldgate, Aldgate East, Fenchurch Street, Tower Hill and Liverpool Street Stations are all within a short radius. Local amenities include restaurants, cafés and bars. The area is very popular with a wide range of industries including IT, Tech, Finance, Media and Design companies.



## AMENITIES

MANNED RECEPTION & SECURITY  
 WOODEN DECKED TERRACE  
 STUNNING VIEWS OVER THE CITY  
 LARGE RECEPTION  
 FULLY FITTED, HIGH SPECIFICATION  
 BIKE RACKS  
 AIR CONDITIONED  
 4 AUTOMATIC PASSENGER LIFTS  
 ONSITE GYM  
 FIBRE INTERNET CONNECTIVITY  
 SHOWERS  
 24 HOUR ACCESS

## FLOOR AREAS

7TH FLOOR 9,333 SQ FT / 867 SQM  
 BASEMENT 717 SQ FT / 67 SQM  
**TOTAL 10,050 SQ FT / 934 SQM**

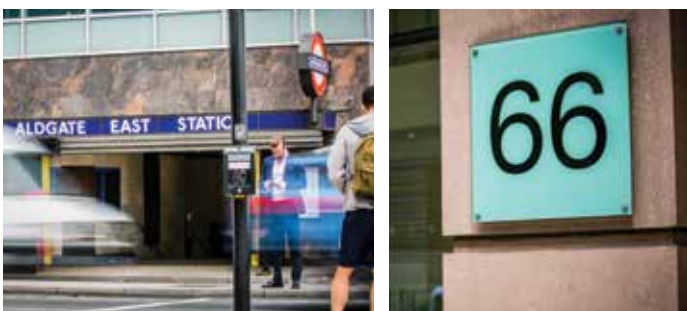
## APPROXIMATE COSTS

**PASSING RENT**  
**£357,120 (ONLY £35 SQ FT)**

BUSINESS RATES PAYABLE  
 £121,400 (£12 SQ FT)

SERVICE CHARGE  
 £86,200 (£8.50 SQ FT)

**TOTAL INCLUSIVE COST**  
**PER ANNUM / PER MONTH**  
**£564,720 / £47,000**



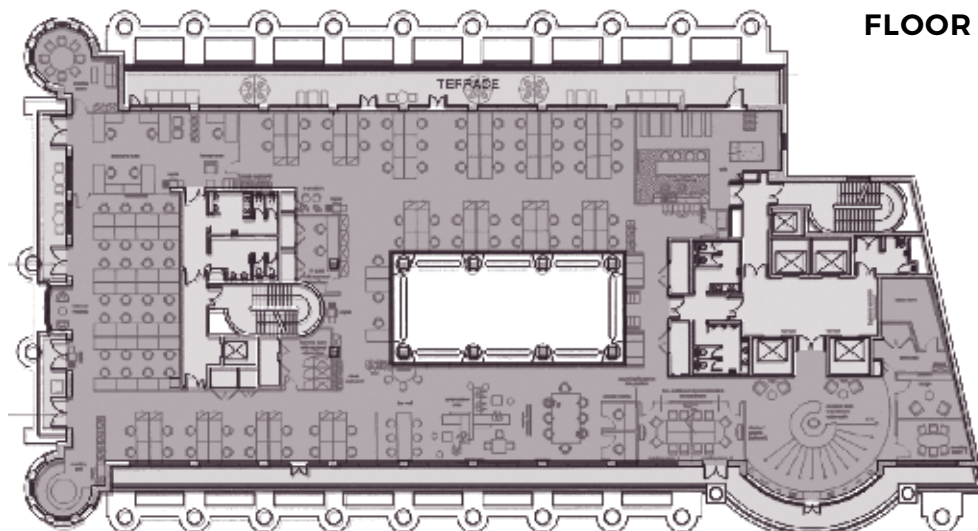
## LEASE

The offices are available by way of an assignment of our client's full repairing and insuring lease for a term to expire 6th January 2024. **There is a rent review 6th January 2019, when the lease benefits from 9 months rent free, to be received as half rent to 5th July 2020.** The lease is excluded from the Landlord and Tenant Act 1954. Alternatively, a new lease is available directly from the landlord on terms to be agreed.



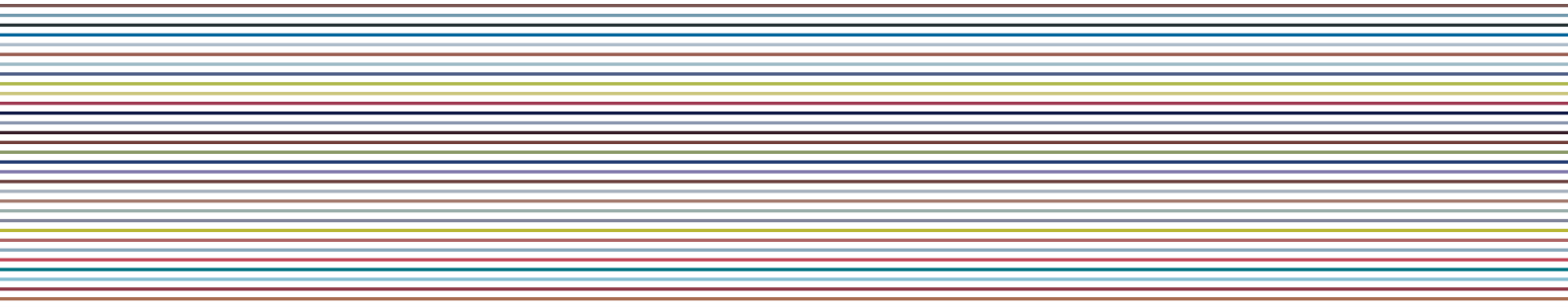
## ACCOMMODATION

The property underwent a recent refurbishment and benefits from stunning views of the City, Tower Bridge and the Shard. These fully fitted offices are located on the 7th floor, being the top floor with their own private roof terraces. The offices total 9,333 sq ft / 867 sqm, they are predominantly open plan, with several meeting rooms, boardroom and kitchen facilities. In addition there is 717 sq ft storage area in the basement. One London operate a new concept gym on the basement floor within the building.



FLOOR PLAN





# LONIC

**020 7486 0900**

Viewings strictly by appointment through agents:

**Michael Firestone:** [mf@lonic.eu](mailto:mf@lonic.eu)

**Sam Simon:** [sam@lonic.eu](mailto:sam@lonic.eu)

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Registered Office: Joseph Morris & Co Ltd, Suite 109, Atlas Business Centre, Imex House, Oxgate Lane, London NW2 7HJ.